

PRELIMINARY REPORT

2015: E12 – *Westgreen Boulevard*

APPLICANT: Harris County Engineering Department

KEY MAP: 324,364

JURISDICTION: Harris County

LAMBERT: 4461

DISTRICT/PRECINCT:
Harris County Pct.: 3

PROPOSAL:

Harris County is requesting the realignment of Major Thoroughfare Westgreen Boulevard, between FM 529 and Kieth Harrow Boulevard, on the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant contends that development activity in the vicinity of Grand Parkway Segment E is accelerating, following the opening in 2013. Also, this Major Thoroughfare alignment is within the Westgreen Village General Plan, which was approved in 2014, and this alignment is bordering a portion of the recorded plat, FM 529 Industrial West, which was approved in 2014. This plat did not dedicate any right-of-way (ROW) for Westgreen Road, nor are there any existing ROWs or roads for this corridor.

The applicant states that this amendment should be considered for the following reasons:

Both alignments will be impacted by the floodplain. The realignment would be affected mostly by the 500-year floodplain as opposed to the 100-year floodplain by affecting the current alignment. There is more probability of development outside of the 100-year floodplain than within the 100-year floodplain, and flood insurance would not be required within the 500-year flood plain.

The current Westgreen Boulevard alignment has a distance of about ½ mile between Mason Road and Westgreen Boulevard along West Little York. Realignment further to the east would create a distance of ¾ mile between Major Thoroughfares, which the applicant suggests is better for grid spacing and development. Frequent access connections, median openings and closely-spaced traffic signals are also a recipe for congestion on major roadways.

The current alignment impacts two property owners, Kech I Limited and Vincent Bustamante, while the realignment impacts only Kech I Limited.

This alignment will also result in one bridge crossing over Bear Creek as opposed to two bridge crossings for the current alignment.

The applicant suggests that if this amendment is not approved and roads are not dedicated by plat, it would be more costly to construct the current alignment having to negotiate with more property owners and having to build two bridges as opposed to one bridge over Bear Creek.

Westgreen Boulevard first appeared on the MTFP in 1972. The Major Thoroughfare had traversed from the northern ETJ boundary to FM 1093. In 1980, Westgreen Boulevard was cut short of FM 1093 due to the Barker Reservoir.